

Statement of Information

Single residential property located in the

Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2 Matador Way, Cranbourne South, VIC 3977
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range	\$680,000	&	\$740,000
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Median sale price

Median price	\$782,500	Property Type	House	Suburb	Cranbourne South (3977)
Period - From	01/10/2023	to	30/09/2024	Source	Corelogic

Comparable property sales

A These are two properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
24 MERANO CIRCUIT, CRANBOURNE SOUTH VIC 3977	\$690,000	22/07/2024
66 ABERFELDY CRESCENT, CRANBOURNE SOUTH VIC 3977	\$7,400,002	24/05/2024

B The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/10/2024
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